

## **HISTORICAL BACKGROUND**

### **Background & Need**

The HUD Tenants Coalition, begun in 1987, brings together tenant leaders from privately-owned government-assisted properties, who are working to improve conditions in their homes, and keep rents affordable. The group has grown from 8 to 60 buildings in the greater Newark area. HTC assists residents who are organizing to take action on housing issues like poor management, fraudulent spending, illegal rent increases. HTC provides leadership training and information and works with the National Alliance of HUD Tenants on housing policy issues.

The HUD Tenant's Coalition (HTC) is a coalition of privately-owned HUD-assisted buildings in New Jersey whose tenant leaders meet and work together to try to improve conditions in the buildings.

### **What We Do :**

- Helps fight illegal rent increases.
- Helps Tenant Associations get repairs and general maintenance completed.
- Helped Tenant Associations form and grow.
- Helps locate legal and accounting help for Tenant Associations.
- HTC holds workshops for tenant's which helps you to learn your legal rights & responsibilities.
- Helps tenants understand changes in federal housing policy and what they mean.
- Publishes "Tenant Action News" Newark's only tenant newspaper.
- Helped start regional meetings with tenants from HUD assisted buildings and HUD officials four times a year.

## **The HUD Tenant's Coalition:**

As a part of what it does, HTC meets with officials from the government agencies which are supposed to monitor these buildings— the Department of Housing & Urban Development and the New Jersey Housing & Mortgage Finance Agency—in an effort to make changes in policy which will be beneficial to all tenants.

### **Some of the policy agreements HTC has gotten in recent years are:**

- Tenant Associations in HTC buildings now have the right to be part of building inspections.
- Tenant Associations now have recourse if they do not get 30 days to review rent increase applications.
- All Tenant Associations are suppose to use their community rooms for TA functions and meetings.
- HTC believes that tenants should have a right to evaluate their managers and service providers, and is working with HUD and NJHMFA on a process for this to happen.

### **Scope of Services:**

**ADVOCACY:** Greater Newark HUD Tenant Coalition provides the on-site leadership and support to assist residents strategies, organize, and mobilize in order to change housing policies, local, state, and federal, which impact on them.

**TECHNICAL ASSISTANCE:** Greater Newark HUD Tenant Coalition provides technical assistance to start and maintain strong individual tenant associations, and to provide gaining opportunities for tenant leaders and expert assistance as its resources allow.

## **Tenant Education & Outreach Policy Agreements**

Greater Newark HUD Tenant Coalition is constantly developing and carrying out activities to encourage greater participation of unorganized residents.

The GNHTC carries out a number of tasks including:

Assist tenants in forming and maintaining a tenants organization.

Provides leadership training and technical assistance.

Advocates for tenants.

Monitors and affects changes in housing policy the local, federal, and state level.

Informs and educates tenants and public about their legal rights.

Builds on our collective power base and ~~transferring~~ <sup>franklin</sup> skills and networking. →

## **MEMBERSHIP**

Greater Newark HUD Tenant Coalition is a membership organization, with individual and building membership, which holds regular meetings. For more information about HTC, contact your Tenant Association officers, or call Frank Hutchins or Bill Good at (973) 643-7711 Or Nancy Zak at (973) 344-7210

## **DUES**

**\$35.00** for each complex yearly

**\$5.00** for each Individual membership